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H.R. 1783, 1784, and 4877 Stimulating investment in America's industry and housing market through the tax code.

Our manufacturing industry and our housing market are still in recovery from the worst economic crisis in generations. It is well understood that there is a looming crisis in commercial lending. The inability to finance commercial operations threatens to undermine the job creation efforts that have been successful thus far. Also, as our automotive industry begins the process of re-tooling to meet the transportation demands of the future, it is critical that they have access to growth capital.

These three bills encourage this much-needed investment through a capital gains tax waiver for investments in Community Banks and the Automotive Industry and reduce the need for public bailouts of industry by rewarding private investment.

H.R. 1783 -- The Enterprise Sector Investment Opportunity Act

This bill incentivizes investment in industries that were assisted through the TARP program. Companies that raise capital through this program would be prohibited from receiving future public bailouts. This bill will hasten the return of public held companies to private ownership while giving capital starved companies a viable alternative to seeking a federal bailout.

- H.R. 1783 has the support of the American Bankers Association.

H.R. 1784 -- The Investment Property Opportunity Act

This bill incentivizes investment in our most distressed housing markets. In communities with high foreclosure rates, neighborhoods have become blighted with vacant homes. These homes are a target for crime and drive down the value of the surrounding homes. Further, these properties become a drain on public resources and starve local communities of the property taxes used to pay for police and fire protection as well as schools and other essential services. We must quickly get these properties owned and occupied to stabilize communities and home values.

- H.R. 1784 has the support of the Mortgage Bankers Association.

H.R. 4877 -- The Community Bank and Automotive Industry Recapitalization Act

This bill will drive needed capital into sectors that are crippled by a lack of investment. Equity investments in community banks will immediately help them increase available lending to small businesses and individuals. Equity investments in automotive and automotive parts companies will help re-invent the industry and save barely-surviving companies from bankruptcy and layoffs and help them transform into growth companies that meet the evolving needs of the marketplace.

- H.R. 4877 was introduced with Reps. Coffman (R-CO), Kosmas (D-FL) and Schauer (D-MI)

Benefits of capital gains investment incentives:

- Allow investors of all economic means, including small and innovative companies, to be able to compete equally for capital and participate with no minimum investment amount.
- The investment window which sunsets, gives an immediate injection of private capital and investment in our industries and neighborhoods while the minimum holding period guards against speculation and rewards companies that offer real value and encourages investors to remain committed to communities.
- Stabilize home values by providing a capital gains tax waiver for investment property quickly reduces excess supply. Reducing vacancies reduces blight and increases public safety.
- Bringing properties out of foreclosure into private ownership provides critical property tax revenues for local governments.
- Preferential tax treatment has been a proven means of generating investment as used in Section 1241 of H.R. 1, the American Recovery and Reinvestment Act.